

# ASHOK KUMAR SINGH

ADVOCATE  
NICCO HOUSE  
2, HARE STREET, 6<sup>TH</sup> FLOOR  
KOLKATA - 700 001

## TO WHOM IT MAY CONCERN

**REF: ALL THAT** Sali land admeasuring 43 (Forty-Three) decimals in R.S. /L.R. Plot No. 226, appertain to L. R. Khatian Nos. 1030, 1029, 1028 of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas (hereinafter referred to as the said landed property)

**PRESENT OWNERS:** (1) Alamgir Hossain son of Abdul Aziz, (2) Sunita Chakraborty wife of Badruddoja Molla and (3) Dibakar Ghosh son of Netai Chandra Ghosh.

We certify that the necessary searches have been **caused by Registered Searcher - Nayan Chand Pakiran, Registration No. Junior - 15238/Senior - 438**, in the offices of Additional Registrar of Assurances-I, Kolkata, District Sub Registrar at Alipore and Additional District Sub-Registrar, Baruipur in respect of any entry of transfer of the said landed property or part thereof during the year 1985 to 2014(Part)and perused the searcher's report **dated 14.07.2014 & 15.07.2014** respectively. No entry has been found save and except the aforesaid deed of sale:

SN	DEED PARTICULARS		AREA (decim al)	VENDOR(S)	PURCHASER(S)
	RO/BK-VOL-PAGE	DEED NO./YEAR			
1	BRP/I-23-1092- 1109	5280/2008	43	1. Swapan Kumar Mondal 2. Tarapada Mondal	1. Dibakar Ghosh 2. Alamgir Hossain 3. Smt. Sunita Chakraborty

### DEVOLUTION OF TITLE:

- A. One Swapan Kumar Mondal and Tarapada Mondal, were the recorded owners of the land admeasuring 43 **decimals** in R.S. /L.R. Dag No. 226, L.R. Khatian No. 578 and 294 of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas;
- B. The said Swapan Kumar Mondal and Tarapada Mondal, executed and registered a General Power of Attorney dated 15.06.2007 registered in the office of A.D.S.R, Baruipur and was recorded in Book No. - IV, being no. 250 for the year 2007 in favour of Sri Bijay Mondal son of Sri Panchu Gopal Mondal and Sri Ranjan Sardar son of Late Badal Sardar to look after, execute and register the deeds in respect of thir shares in the said landed property. [Power of attorney is not verified since it is not handed over to us].
- C. The said Swapan Kumar Mondal and Tarapada Mondal, through their duly nominated and constituted Attorney, Sri Bijay Mondal and Sri Ranjan Sardar, sold, transferred and conveyed their right, title and interest in respect of their respective share in the said landed property

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admeasuring 43 decimals appertaining to R.S. /L.R. Dag No. 226, by the registered deed of dated 06.07.2007 registered in the office of ADSR Baruipur and was recorded in Book No. I, Volume No. 23 Pages 1092 to 1109 being No. 05280 for the year 2008 to Sri Dibakar Ghosh, Alamgir Hossain and Smt. Sunita Chakraborty for the consideration mentioned therein absolutely forever and free from all encumbrances;

D. Thus the owners herein are the absolute owners of the land admeasuring 43 decimals of R.S. & L.R. Plot no. 226 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas and have good marketable title thereto.

The entire devolution of title as stated above has been derived from various deeds (Certified/ Photo Copy and from Physical Inspection of original deeds which were provided to us).

Pursuant to the aforesaid entries it appeared that the present owner is absolute owner of the land admeasuring 0.43 Acres of R.S. & L.R. Plot No. 226 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas.

The present LR Record stands in the following names:

J.L. No. 16, Mouza - Sultanpur, P.S. - Baruipur					
Plot No.	Classification		Total Area of Plot (Acre)		
226	Shali		0.43		
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
1030	Alamgir Hossain	Abdul Aziz	0.3333	0.15	Nil
1029	Sunita Chakraborty	Badruddoja Molla	0.3334	0.14	Nil
1028	Dibakar Ghosh	Netai Chandra Ghosh	0.3333	0.14	Nil

In addition to the search at the concerned Registry office we have caused necessary searches to be made in the following offices and the report are as follows:

The Report of

1. B.L. & L.R.O, Baruipur: No case is found u/s. 14(T) and 14(U) of the WBLR ACT.1955. though we have applied for certified copy R-O-R, but due to shortage of R-O-R form, the certified copy R-O-R could not be issued. (Photo Copy as on 30.09.2013 downloaded from the official website of B.L. & L.R.O, namely, [www.banqlarbhumi.gov.in](http://www.banqlarbhumi.gov.in) is attached).
2. Khajna Receipts: Not available.

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3. Office of the C.A. under Urban Land Ceiling Department: The said landed property does not come within the purview of urban land ceiling. (Photo Copy of office Report dated 20.08.2014 is attached).
4. The Report of Land Acquisition Department is follows: No case is found under the L.A.ACT.1894. (Original physically inspected by Mr. Ashok Kumar Singh, Advocate, photo Copy of office Report is to be forwarded shortly).
5. The Report of Court searches at Baruipur is as follows: No Title Suit / Money Suit are pending in the Court of the Civil Judge (Jr. Div.)<sup>1st</sup> Court and the Civil Judge (Sr. Div.) at Baruipur, South 24 Parganas in the name of the present owners involving the said landed property. (Photo Copy of office Report dated 02.09.2014 is attached).
6. Mutation Status: The Land admeasuring 43 decimals in respect of Dag No. 226 is mutated in the names of present vendors.

We certify that the present owners of the said landed property are Sri Dibakar Ghosh, Alamgir Hossain and Smt. Sunita Chakraborty and the said landed property has marketable title.

The receipts for the relevant searches alongwith the inspection slip are enclosed herewith.

Date: 28<sup>th</sup> September, 2014

Yours faithfully



Advocate